

MEMORANDUM

FEBRUARY 12, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: EDITH M. NETTER, ASSISTANT DIRECTOR FOR LAND USE
AND ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on forty-seven zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Categories</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Residential conversions	15	4		1
Major new housing or rehabilitation	2		1	1
Residential (building expansions, subdivisions, etc.)	13			
Parking; gas stations; repair garages	4	1		
Industrial; chemical storage				
Institutional		1		
Commercial; office; business		2	1	1
Hotels; restaurants				
Signs				

We recommend approval of fifteen residential conversions:

- Z-8219: 20 Louisburg Square, Boston. One-family dwelling.
- Z-8251: 292 Bunker Hill Street, Charlestown. Four-family dwelling.
- Z-8263: 12 Auburn Street, Charlestown. Two-family dwelling.
- Z-8273: 1 Gardner Place, West Roxbury. Two-family dwelling.
- Z-8276: 22 Phillips Street, Boston. Five apartments.
- Z-8280: 21-23 Pratt Street, Allston. Four apartments.
- Z-8281: 18 Windemere Road, Dorchester. Two-family dwelling.
- Z-8284: 978 Hyde Park Avenue, Hyde Park. Two-family dwelling.
- Z-8289: 17 Union Street, Charlestown. Two-family dwelling.

- Z-8290: 28 Boston Street, South Boston. Four-family dwelling.
- Z-8306: 207 Cummins Highway, Roslindale. Three-family dwelling.
- Z-8322: 5 Moore Street, East Boston. Three-family dwelling.
- Z-8327: 30 Mt. Vernon Street, Dorchester. Two-family dwelling.
- Z-8331: 436 Gallivan Boulevard. Three-family dwelling.
- Z-8378: 5 Hathon Square, Charleston. Four-family dwelling.

We recommend approval of two new housing rehabilitation referrals:

- Z-8245: 7 Rena Street, Brighton. Two-family dwelling
- Z-8394: 32 St. Marks Road, Dorchester. Three condo units.

We recommend approval of thirteen residential building expansion, subdivision referrals:

- Z-8259: 47(R) Jamaica Street, Jamaica Plain. Dormer addition.
- Z-8253: 192 Westville Street, Dorchester. Rear porch enclosure.
- Z-8258: 37 Wolcott Street, Dorchester. Enclosure of front porch.
- Z-8275: 390 Weld Street, West Roxbury. Rear addition.
- Z-8268: 84 Atlantic Avenue, Boston. Dormer addition.
- Z-8279: 101 Warren Avenue, Hyde Park. Rear deck addition.
- Z-8300: 12 Catherine Street, Jamaica Plain. Sunroom addition.
- Z-8307-
8308: 36-38 Vaughan Avenue, Dorchester. Subdivision.
- Z-8312: 36-38 Undine Road, Brighton. Porch replacement.
- Z-8341: 71 Lubec Street, East Boston. Rear sunroom addition.
- Z-8342: 333 Freeport Street, Dorchester. Enclose front porches.
- Z-8356-
8413: 22-22R Lincoln Street, Hyde Park. Subdivision
- Z-8377: 237-239 Parsons Street, Brighton. Rear porch replacement.

We recommend approval of four parking-gas station repair garage referrals:

- Z-8247: 198 Hillside Street, Roxbury. Relocation of dumpster on lot.
- Z-8292: 9 Silver Street, South Boston. Auto repair garage.

Z-8294: 101 Kilmarnock Street, Boston. Parking lot.

Z-8296-
8297: 63-69 Northampton Street and 691-697R Massachusetts Avenue,
Boston. Parking lot.

We recommend approval of one institutional referral:

Z-8335: 1137 River Street, Hyde Park. Day care center.

We recommend approval of two commercial, office, business referrals:

Z-8272: 305-309 Main Street, Charlestown. Expansion of law offices.

Z-8260: 77 Tyler Street, Boston. Food processing.

We recommend denial of five referrals:

Z-8255: 9-11 Tonawanda Street, Dorchester. Three-family dwelling
incompatible.

Z-8257: 719 Washington Street, Dorchester. Expansion to auto body repair
garage.

Z-8337: 28-30 Faneuil Street, Brighton. Three-family dwelling.

Z-8316: 54 Woodward Street, South Boston. Four-family dwelling.

Z-8415: 520 Hyde Park Avenue, Roslindale. Five-family dwelling.

We recommend denial without prejudice of two referrals:

Z-8155-
8156: 272 Washington Street and 2-4 Winship Street, Brighton. Appellant
must review plans with Authority and community.

Z-8242-
8244: 38-42 Starbird Avenue, Roslindale. Appellant must meet with
community and Authority.

We recommend deferral of three referrals:

Z-8203-
8206: 202-208 H Street, South Boston. Neighborhood concerns must be
resolved.

Z-8248-
8249: 280-290 Summer Street, Boston. Development Impact Project.

Z-8384: 43 Prince Street, Jamaica Plain. Appellant must meet with
Neighborhood Association.

BOARD OF APPEAL REFERRALS

February 12, 1986

		<u>Hearing</u>	
1.	Z-8155-8156	2/25/86	Michael S. Benjamin 272-278 Washington Street & 2-4 Winship Street, Brighton
2.	Z-8203-8206	2/25/86	Salvatore LaFace 202-208 H Street, South Boston
3.	Z-8242-8244	2/25/86	Gina Grimaldi 38-42 Starbird Avenue, Roslindale
4.	Z-8245	2/25/86	Richard C. Gallitto 7 Rena Street, Brighton
5.	Z-8247	2/25/86	Bernard G. Berkman, Trustee 198 Hillside Street, Roxbury
6.	Z-8248-8249	2/25/86	Fort Point Channel Realty Trust 280-290 Summer Street, Boston
7.	Z-8251	2/25/86	292 Bunker Hill Street Realty Trust 292 Bunker Hill Street Charlestown
8.	Z-8253	2/18.86	Carlos DePina 192 Westville Street, Dorchester
9.	Z-8255	2/25/86	Maria Tolentino 9-11 Tonawanda Street, Dorchester
10.	Z-8257	2/25/86	Samuel & Horatio Davids 719 Washington Street, Dorchester
11.	Z-8258	2/25/86	Sidney Grooms, Jr. 37 Wolcott Street, Dorchester
12.	Z-8259	2/18/86	Jamaica Realty Trust 47R Jamaica Street, Jamaica Plain
13.	Z-8260	2/25/86	Manh Van Huynh 77 Tyler Street, Boston
14.	Z-8263	2/18/86	Stephen W. & Susan F. Parry 12 Auburn Street, Charlestown
15.	Z-8268	2/18/86	Edward G. Jager 84 Atlantic Avenue, Boston
16.	Z-8272	2/25/86	Charles Clifford 305-309 Main Street, Charlestown
17.	Z-8273	2/18/86	Thomas L. Morgenstern One Gardner Place, West Roxbury

BOARD OF APPEAL REFERRALS

February 12, 1986

		<u>Hearing</u>	
18.	Z-8275	2/18/86	Anthony & Maria DeBenedictis 390 Weld Street, West Roxbury
19.	Z-8276	2/18/86	Linda Konnersman, Trustee 22 Phillips Street, Boston
20.	Z-8279	2/18/86	Robert J. Uvello 101 Warren Avenue, Hyde Park
21.	Z-8280	2/18/86	Joseph A. Ciliberti 21-23 Pratt Street, Allston
22.	Z-8281	2/18/86	Russell C. Teebagy 18 Windmere Road, Dorchester
23.	Z-8284	2/18/86	Christoper Kurzon 978 Hyde Park Avenue, Hyde Park
24.	Z-8289	2/18/86	Donald C. Gibbons 17 Union Street, Charlestown
25.	Z-8290	2/18/86	William M. O'Brien 28 Boston Street, South Boston
26.	Z-8292	2/25/86	Theodore Elliott 9 Silver Street, South Boston
27.	Z-8294	2/18/86	Stanhope Garage, Inc. 101 Kilmarnock Street, Boston
28.	Z-8296-8297	2/18/86	Donald Corey, Trustee 63-69 Northampton Street & 691-697R Massachusetts Avenue, Boston
29.	Z-8300	2/18/86	Robert Wooler 12 Catherine Street, Jamaica Plain
30.	Z-8306	2/18/86	Sophie Winsor 207 Cummins Highway, Roslindale
31.	Z-8307-8308	2/18/86	Donna Orlando 36-38 Vaughan Avenue, Dorchester
32.	Z-8312	2/18/86	Mee You Yee 36-38 Undine Road, Brighton
33.	Z-8316	2/18/86	Louis N. Cavagnaro, Trustee 54 Woodward Street, South Boston
34.	Z-8322	2/18/86	Richard A. Dimino 5 Moore Street, East Boston

BOARD OF APPEAL REFERRALS

February 12, 1986

Hearing

35.	Z-8327	2/18/86	Arthur E. Donnelly 30 Mt. Vernon Street, Dorchester
36.	Z-8331	2/18/86	Paul B. McCarrick 436 Gallivan Boulevard, Dorchester
37.	Z-8335	2/18/86	Greater Boston YMCA 1137 River Street, Hyde Park
38.	Z-8337	2/18/86	John Keville 28-30 Faneuil Street, Brighton
39.	Z-8341	2/18/86	Nicola R. DiLibero 71 Lubec Street, East Boston
40.	Z-8342	2/18/86	Wilfred Silvia 333 Freeport Street, Dorchester
41.	Z-8356 & 8412	2/18/86	Gerard Hayes 22-22R Lincoln Street, Hyde Park
42.	Z-8377	2/18/86	Albert J. McGilvray 237-239 Parsons Street, Brighton
43.	Z-8378	2/18/86	Ricardo DeJesus 5 Hathon Square, Charlestown
44.	Z-8394	2/25/86	Dennis Queally 32 St. Mark's Road, Dorchester
45.	Z-8415	2/25/86	Gregory J. Coras, Trustee 520 Hyde Park Avenue, Roslindale
46.	Z-8219	2/25/86	Horace H. Irvine 20 Louisburg Square, Boston
47.	Z-8384	2/25/86	Betsy Weaver 43 Prince Street, Jamaica Plain

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LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 2/25/86 Z-8155-8156
Michael S. Benjamin
272-278 Washington Street &
2-4 Winship Street
Brighton

Site: Three-story structure

District(s): Local business (L-.5)

Purpose: Combine lots; erect two-story roof addition; use
premises for accessory parking and parking for
fee.

Violation(s): Parking lot is conditional use.

Excessive floor area ratio, height of building,
and number of stories.

Insufficient front and rear yards and corner traffic
visibility.

VOTED: In reference to petitions Z-8155-8156, Michael S. Benjamin, 272-278 Washington Street & 2-4 Winship Street, Brighton, for conditional use and six variances to combine lots, erect two-story roof addition and use premises for accessory parking and parking for fee in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposed two-story addition to existing three-story medical arts building. Petitioner must extensively review plans including construction of a parking deck addition with the Authority and the community which has expressed strong opposition to the proposal.



Z-8155-8156

272-278 WASHINGTON ST.

2-4 WINSHIP ST.

BRIGHTON

2/12/86

Hearing: 2/25/86 Z-8203-8206
Salvatore LaFace
202-208 H Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Erect four four-family dwellings.

Violation(s): Insufficient lot area, open space and off-street parking.

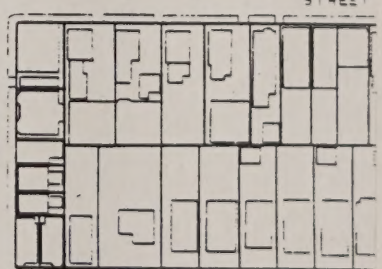
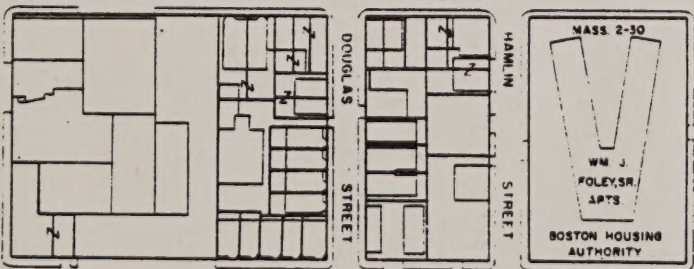
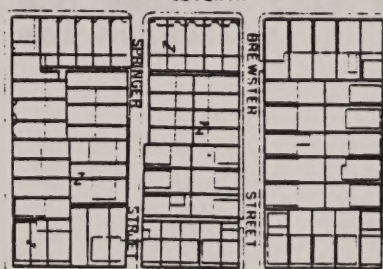
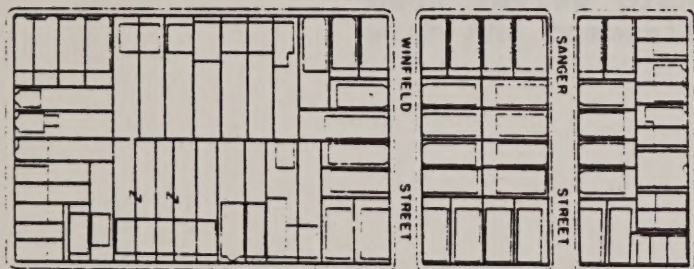
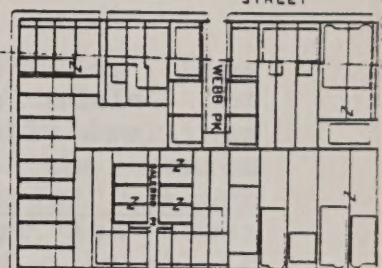
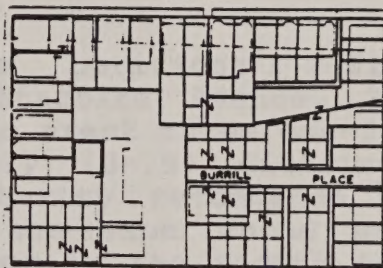
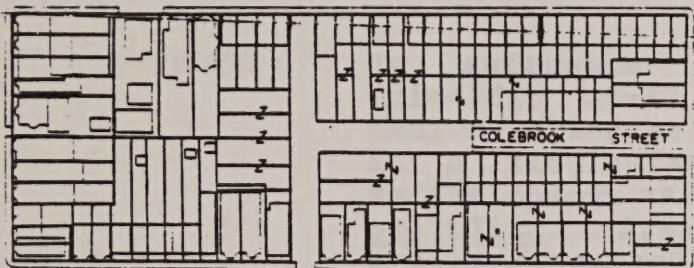
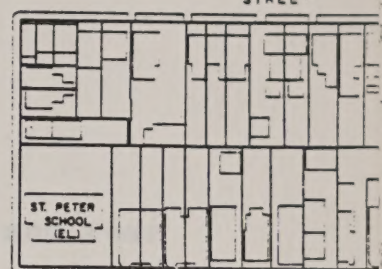
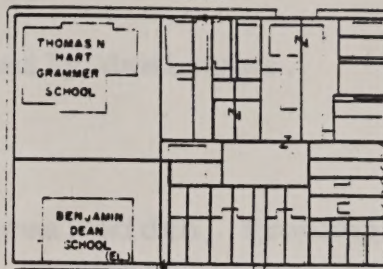
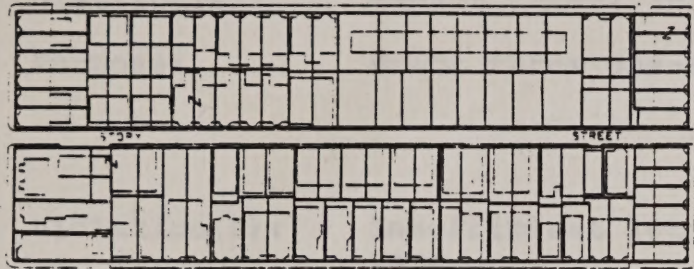
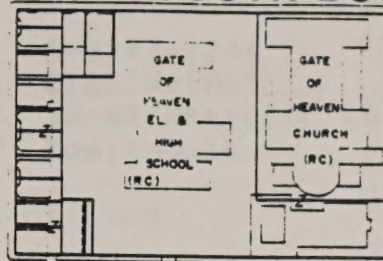
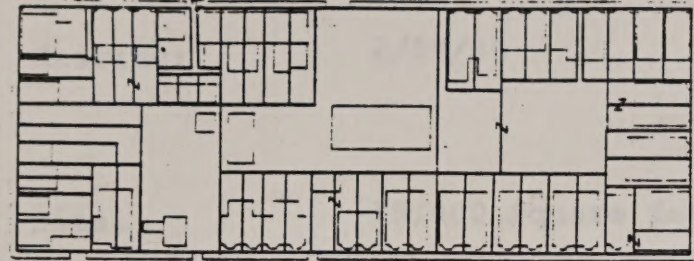
Excessive floor area ratio.

VOTED: In reference to petitions Z-8203-8206, Salvatore LaFace, 202-208 H Street, South Boston, for twenty variances to erect four four-family dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral until appellant has met with community and Authority to review plans and resolve the following neighborhood concerns: off-street parking, building height, number of units and safety conditions. Development will significantly impact this area and concern must be resolved.

Z-8203-06

202-208

H ST. SOUTH BOSTON



ROAD

MARINE

COLUMBIA

BOULEVARD

BEACH

Hearing: 2/25/86 Z-8242-8244
Gina Grimaldi
38-42 Starbird Avenue
Roslindale

Site: 15,000 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect three one-family dwellings.

Violation(s): Insufficient lot area, width, frontage and rear yard.

VOTED: In reference to petitions Z-8242-8244, Gina Grimaldi, 38-42 Starbird Avenue, Roslindale, for twelve variances to erect three one-family dwellings in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Area has experienced water and sewer overloading problems in the recent past. Appellant must review plans and address this serious concern with the community and Authority.

Board of Appeal Referrals

2/12/86

Hearing: 2/25/86 Z-8245
Richard C. Gallitto
7 Rena Street
Brighton

Site: 4,495 square feet of land

District(s): Residential, two-family (R-.5).

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, width, frontage and side
yard.

Excessive floor area ratio.

VOTED: In reference to petition Z-8245, Richard C. Gallitto, 7 Rena Street, Brighton, for six variances to erect two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with BRA design review approval. Proposal consistent with similar properties in neighborhood. Residents indicate support. Off-street parking provisions for four cars.

Z-8245

7 RENA ST.

BRIGHTON

WILLIAM E. SMITH

PLAYGROUND



Board of Appeal Referrals

2/12/86

Hearing: 2/25/86 Z-8247
Bernard G. Berkman, Trustee
198 Hillside Street
Roxbury

Site: Parking lot

District(s): Apartment (H-1)

Purpose: Legalize use of dumpster and relocate on accessory parking lot.

Violation(s): Outdoor storage is forbidden use.
Ancillary hospital use.
Insufficient front yard.

VOTED: In reference to petition Z-8247, Bernard G. Berkman, Trustee, for forbidden use, conditional use and two variances to legalize use of dumpster and relocate in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to landscaping of site and screening of dumpster be submitted to the Authority for design review approval. Parking lot accommodates employees of adjacent Harvard Community Health Plan Hospital. Dumpster has been relocated to rear of lot from former location near public sidewalk.



Z-8247

198 HILLSIDE ST.

ROXBURY

Board of Appeal Referrals

2/12/86

6

Hearing: 2/25/86 Z-8248-8249
Fort Point Channel Realty Trust
280-290 Summer Street
Boston

Site: Six-story structures

District(s): Manufacturing (M-4)

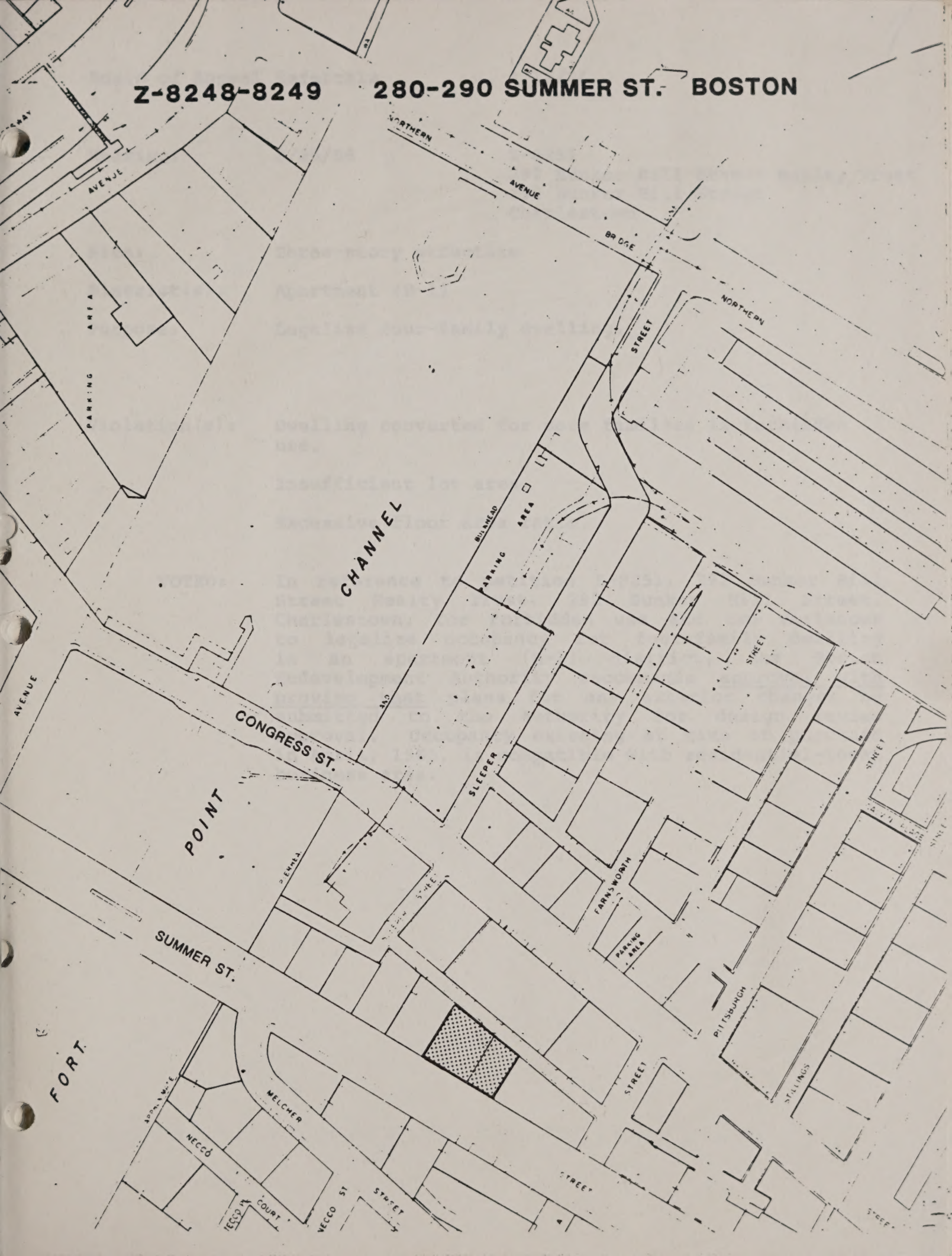
Purpose: Combine buildings for office, retail and restaurant
uses; erect two-story roof addition; enclose existing
rear court yard.

Violation(s): Excessive floor area ratio.
Insufficient rear yard and setback of parapet.

VOTED: In reference to petitions Z-8248-8249, Fort Point
Channel Realty Trust, 280-290 Summer Street, Boston,
for six variances to combine buildings for office,
retail and restaurant uses and erect two-story
roof addition and enclose existing rear court
yard in a manufacturing (M-4) district, the Boston
Redevelopment Authority recommends deferral of
decision until Authority has held required
Development Impact Project (DIP) hearing and
transmitted vote to Board of Appeal. Design plans
have been submitted to Authority staff and DIP
Plan is currently under review.

Z-8248-8249

280-290 SUMMER ST. BOSTON



Board of Appeal Referrals

2/12/86

Hearing: 2/25/86 Z-8251
292 Bunker Hill Street Realty Trust
292 Bunker Hill Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

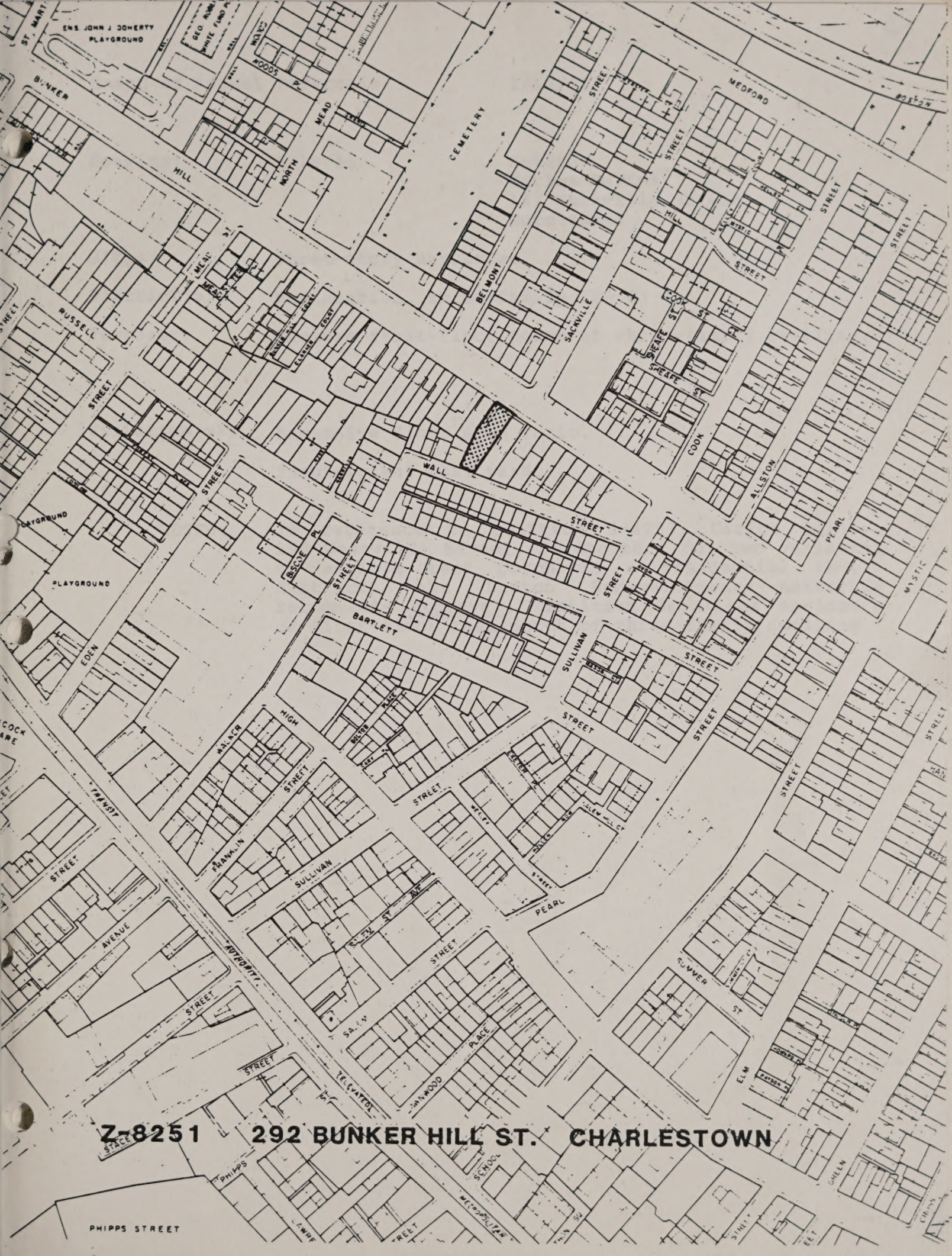
Purpose: Legalize four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

Excessive floor area ratio.

VOTED: In reference to petition Z-8251, 292 Bunker Hill Street Realty Trust, 292 Bunker Hill Street, Charlestown, for forbidden use and two variances to legalize occupancy for four-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans for any exterior changes be submitted to the Authority for design review approval. Occupancy existing at time of purchase in April, 1985, is compatible with residential-local business area.



Z-8251

292 BUNKER HILL ST. CHARLESTOWN

PHIPPS STREET

Board of Appeal Referrals

2/12/86

8

Hearing: 2/18/86 Z-8253
Carlos DePina
192 Westville Street
Dorchester

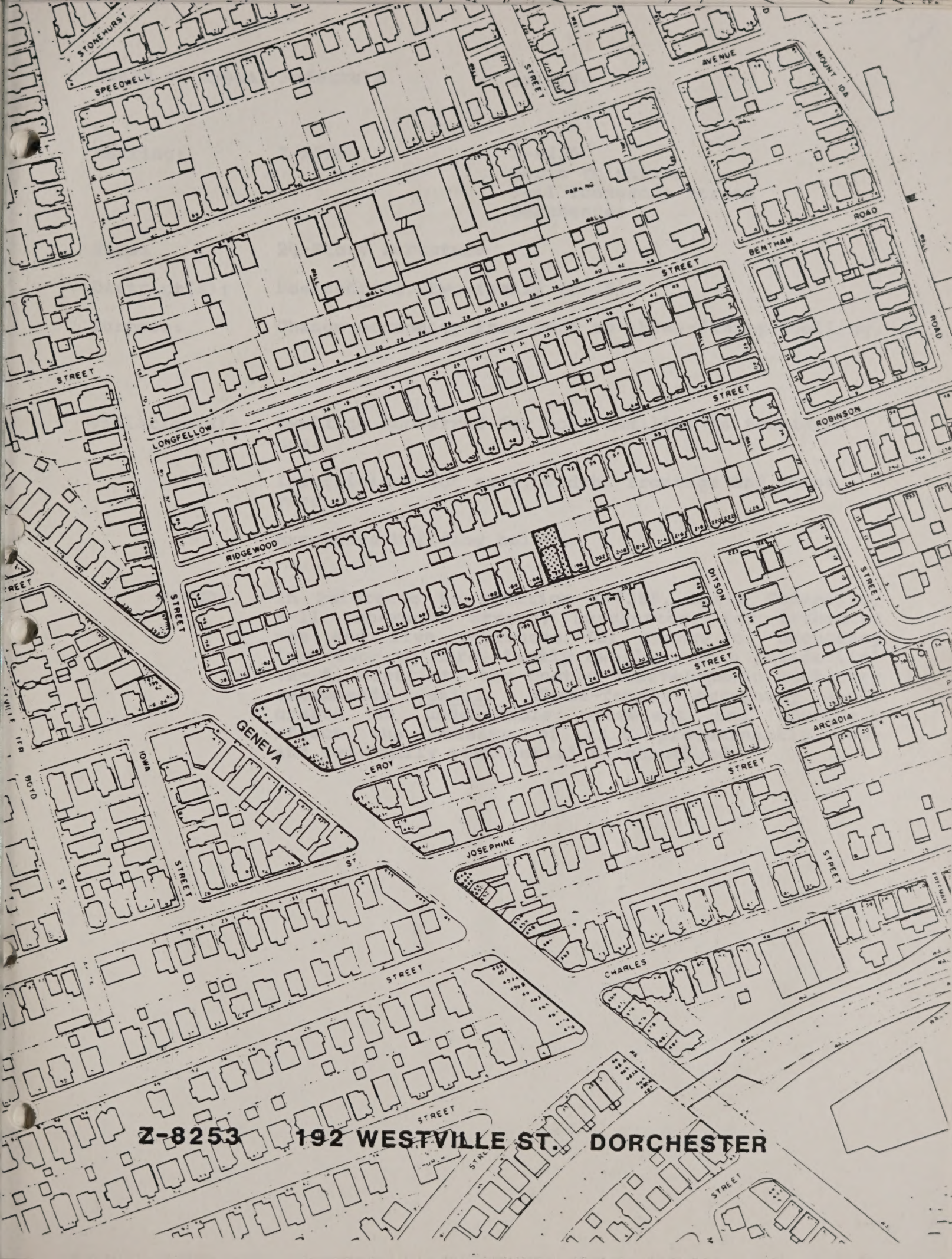
Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Enclose first-floor porch of three-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient rear yard.

VOTED: In reference to petition Z-8253, Carlos DePina, 192 Westville Street, Dorchester, for two variances to enclose rear porch in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Petition legalizes enclosure of first-floor rear porch of three-family dwelling.



Z-8253 192 WESTVILLE ST. DORCHESTER

Board of Appeal Referrals

2/12/86

Hearing: 2/25/86 Z-8255
Maria Tolentino
9-11 Tonawanda Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

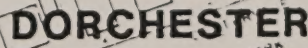
Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, width, frontage and front yard.

Excessive building height.

VOTED: In reference to petition Z-8255, Maria Tolentino, 9-11 Tonawanda Street, Dorchester, for forbidden use and five variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Three-family occupancy would create an undesirable precedent and adversely affect the density of this predominantly one- and two-family residential neighborhood.



Hearing: 2/25/86 Z-8257
Samuel & Horatio Davids
719 Washington Street
Dorchester

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from gas service station to auto body repair shop.

Violation(s): Auto body repair shop garage is conditional use.

VOTED: In reference to petition Z-8257, Samuel & Horatio Davids, 719 Washington Street, Dorchester, for conditional use for change of occupancy from gas service station to auto body repair shop garage in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Proposed auto body repair garage would detrimentally affect the predominantly residential neighborhood which is in the process of revitalization. Existing service station is filled with cars and considered an eyesore; expansion would only exasperbate conditions.

PARISH CEMETERY

Z-8257

719 WASHINGTON ST.

DORCHESTER



THOMAS J. ROBERTS PLAYGROUND

PAND STAND

STREET

WASHINGTON

PLAYGROUND

BURT



Z-8258 37 WOLCOTT ST. DORCHESTER

Board of Appeal Referrals

2/12/86

Hearing: 2/18/86 Z-8259
Jamaica Realty Trust
47R Jamaica Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect dormer addition to three-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient front, side and rear yards.

VOTED: In reference to petition Z-8259, Jamaica Realty Trust, 47R Jamaica Street, Jamaica Plain, for four variances to erect dormer addition to three family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that there be no increase in occupancy. Dormer will provide living space.

Board of Appeal Referrals

2/12/86

13

Hearing: 2/25/86 Z-8260
Manh Van Huynh
77 Tyler Street
Boston

Site: 3½-story structure

District(s): General business (B-4)

Purpose: Change occupancy from four apartments and store
to four apartments and food processing.

Violation(s): Food processing is forbidden use.

VOTED: In reference to petition Z-8260, Manh Van Huynh,
77 Tyler Street, Boston, for forbidden use for
change of occupancy from four apartments and store
to four apartments and food processing in a general
business (B-4) district, the Boston Redevelopment
Authority recommends approval. Sprouting of beans
and sale of sprouts has existed at site
approximately twenty years without apparent
complaint and is compatible with the general area.



Z-8260

77 TYLER ST.

BOSTON

Board of Appeal Referrals

2/12/86

14

Hearing: 2/18/86 Z-8263
Stephen W. & Susan F. Parry
12 Auburn Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-8263, Stephen W. & Susan F. Parry, 12 Auburn Street, Charlestown, for forbidden use and two variances to legalize occupancy for two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that any plans for exterior changes be submitted to the Authority for design review approval. No record of legal occupancy. Condition existing at time of purchase in 1982.

Z-8263 12 AUBURN ST. CHARLESTOWN



Z-8263

12 AUBURN ST. CHARLESTOWN

PHIPPS STREET

Board of Appeal Referrals

2/12/86

Hearing: 2/18/86 Z-8268
Edward G. Jager
84 Atlantic Avenue
Boston

Site: Five-story structure

District(s): Manufacturing (M-2)

Purpose: Erect dormer addition to fifth floor apartment unit.

Violation(s): Multifamily dwelling is conditional use.

VOTED: In reference to petition Z-8268, Edward G. Jager, 84 Atlantic Avenue, Boston, for conditional use to erect dormer addition to fifth floor apartment unit in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Dormer addition is consistent with existing roofing, similar to those existing apartment units, complies with Commercial Wharf Condominium Association specifications and does not conflict with Harborpark design guidelines.

Z-8268

84 ATLANTIC AVE.

BOSTON



Hearing: 2/25/86 Z-8272
Charles A. Clifford
305-309 Main Street
Charlestown

Site: One-story structure

District(s): Local business (L-1)

Purpose: Erect one-story roof addition to office building.

Violation(s): Excessive floor area ratio.
Insufficient rear yard and off-street parking.

VOTED: In reference to petition Z-8272, Charles A. Clifford, 305-309 Main Street, Charlestown, for three variances to erect one-story roof addition to office building in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that appellant review plans with residential abutter to alleviate concerns of chimney damage and construction inconvenience. Expansion of existing law offices. Compatible with local business-residential neighborhood.



Z-8272

305-309 MAIN ST. CHARLESTOWN

Hearing: 2/18/86

Z-8273

Thomas L. Morgenstern
One Gardner Place
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Legalize two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

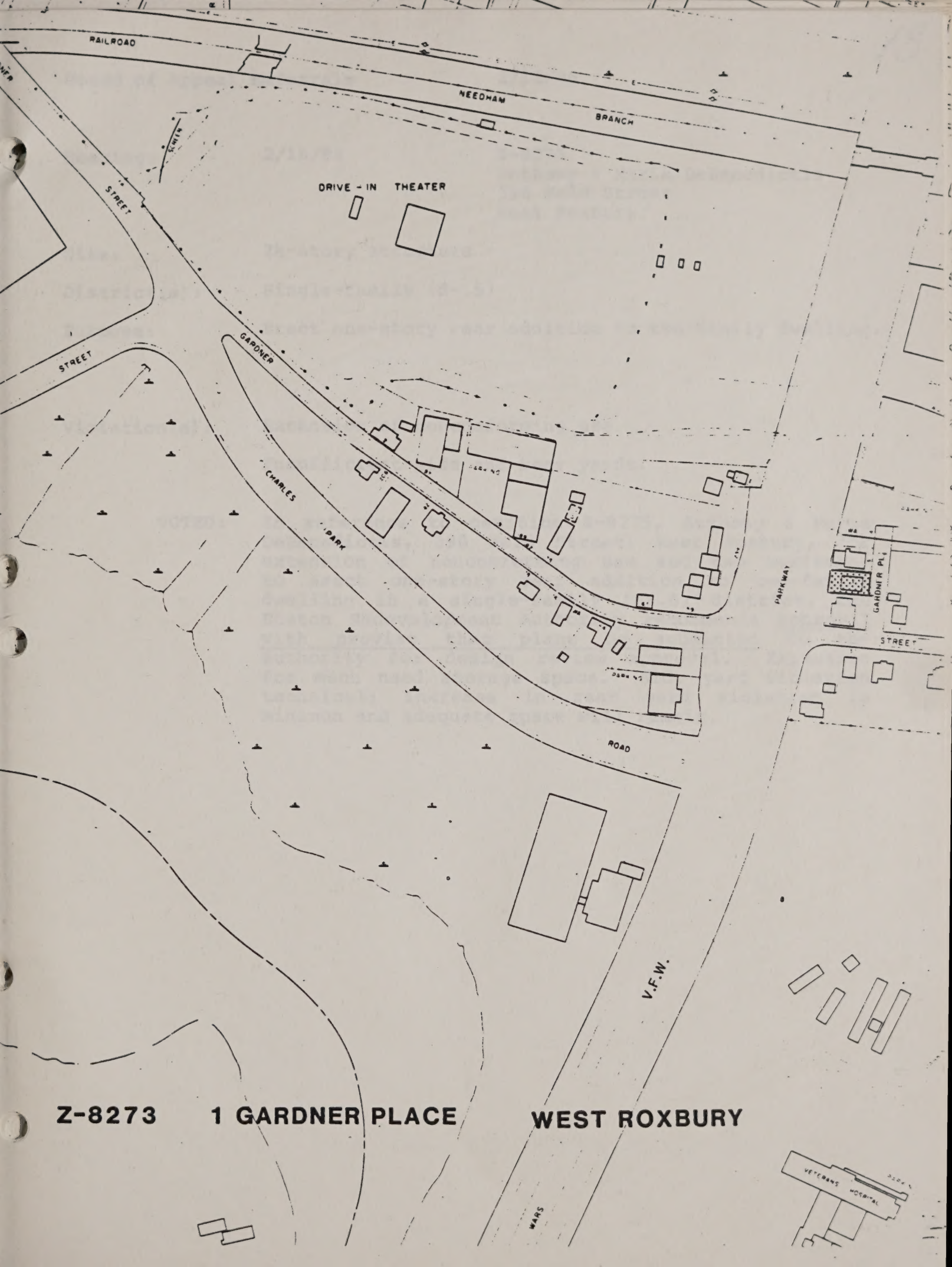
Insufficient lot area, front and side yards.

VOTED: In reference to petition Z-8273, Thomas L. Morgenstern, One Gardner Place, West Roxbury, for forbidden use and four variances to legalize occupancy for two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with only the following proviso: that appellant pay to the City of Boston all back taxes due on this property. Occupancy existing at time of purchase in 1983.

Z-8273

1 GARDNER PLACE

WEST ROXBURY



Z-8273

1 GARDNER PLACE

WEST ROXBURY

Hearing: 2/18/86 Z-8275
Anthony & Maria DeBenedictis
390 Weld Street
West Roxbury

Site: 2½-story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story rear addition to two-family dwelling.

Violation(s): Extension of nonconforming use.
Insufficient side and rear yards.

VOTED: In reference to petition Z-8275, Anthony & Maria DeBenedictis, 390 Weld Street, West Roxbury, for extension of nonconforming use and two variances to erect one-story rear addition to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Expansion for much need storage space. Side yard violation technical; increase in rear yard violation is minimum and adequate space will remain.



THOMAS J. HYNES FIELD

COURTNEY

BANGOR

ROAD

EDGEBROOK

ROAD

RUSSETT

ROAD

CARLSON

RENCALL

STREET

GORTON

WELD

WELLS

THEODORE PARKER

ROAD

BURWELL

HALFORD

ROAD

Z-8275

390 WELD ST.

WEST ROXBURY

2/12/86

Hearing: 2/18/86 Z-8276
Linda Konnersman, Trustee
22 Phillips Street
Boston

Site: Four-story structure

District(s): Apartment (H-2-65)

Purpose: Change occupancy from four apartments and store
to five apartments.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient open space.

VOTED: In reference to petition Z-8276, Linda Konnersman, Trustee, 22 Phillips Street, Boston, for forbidden use and variance for change of occupancy from four apartments and store to five apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Conversion of vacant commercial space to viable residential unit. Beacon Hill Civic Association has no objection. Any exterior changes must be approved by Beacon Hill Architectural Commission.



Z- 8276

22 PHILLIPS ST. BOSTON

Board of Appeal Referrals

2/12/86

Hearing: 2/18/86

Z-8279
Robert J. Uvello
101 Warren Avenue
Hyde Park

Site: 2½-story structure

District(s): Single-family (S-.3)

Purpose: Erect deck addition to one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-8279, Robert J. Uvello, 101 Warren Avenue, Hyde Park, for two variances to erect deck addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval. Deck existing. Adequate rear yard remaining. Direct abutters have no objections.

Z-8279 101 WARREN AVE. HYDE PARK



Z-8279 101 WARREN AVE. HYDE PARK

Board of Appeal Referrals

2/12/86

Hearing: 2/18/86 Z-8280
Joseph A. Ciliberti
21-23 Pratt Street
Allston

Site: 1½-story structure

District(s): Residential, three-family (R-.8)

Purpose: Continue four-apartment occupancy.

Violation(s): At variance with previous Board of Appeal decision.

VOTED: In reference to petition Z-8280, Joseph A. Ciliberti, 21-23 Pratt Street, Allston, for variance to continue four-apartment occupancy in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that four off-street parking spaces are provided at rear of structure. Occupancy existing since 1977, when former owner received Board of Appeal approval without apparent complaint.



Hearing: 2/18/86 Z-8281
Russell C. Teebagy
18 Windmere Road
Dorchester

Site: 2½-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

VOTED: In reference to petition Z-8281, Russell C. Teebagy, 18 Windmere Road, Dorchester, for forbidden use for change of occupancy from one- to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; and that at least two off-street parking spaces be provided. Two-family dwelling compatible with residential neighborhood.



Z-8281 18 WINDEMERE RD DORCHESTER

Hearing: 2/18/86 Z-8284
Christopher Kurzon
978 Hyde Park Avenue
Hyde Park

Site: 2½-story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED: In reference to petition Z-8284, Christopher Kurzon, 978 Hyde Park Avenue, Hyde Park, for forbidden use to legalize occupancy for two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that for any exterior changes plans be submitted to the Authority for design review approval. No record of legal occupancy. Existing condition for approximately fifteen years or more.



Z-8284

978 HYDE PARK AVE.

HYDE PARK

Hearing: 2/18/86 Z-8289
Donald C. Gibbons
17 Union Street
Charlestown

Site: 2½-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area.

VOTED: In reference to petition Z-8289, Donald C. Gibbons, 17 Union Street, Charlestown, for forbidden use and variance for change of occupancy from one- to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans particularly inclusive of window location, natural light provision and ventilation be submitted to the Authority for design review approval. Two-family dwelling consistent with residential neighborhood.



Z-8289 17 UNION ST. CHARLESTOWN

Board of Appeal Referrals

2/12/86

Hearing: 2/18/86 Z-8290
William M. O'Brien
28 Boston Street
South Boston

Site: Three-story structure

District(s): General business (B-1)

Purpose: Change occupancy from three to four apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8290, William M. O'Brien, 28 Boston Street, South Boston, for forbidden use and three variances for change of occupancy from three to four apartments in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of window location, provision for natural light, and ventilation are submitted to the Authority for design review approval. Basement apartment. Proposed occupancy compatible with residential neighborhood. Abutter has no objection.

Z-8290

28 BOSTON ST.

SOUTH BOSTON



Board of Appeal Referrals

2/12/86

Hearing: 2/25/86

Z-8292
Theodore Elliott
9 Silver Street
South Boston

Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from gas service station to same and auto repair shop; and erect one-story right side addition.

Violation(s): Insufficient front yard.

In reference to petition Z-8292, Theodore Elliott, 9 Silver Street, South Boston, for variance to erect addition to gas service station-auto repair garage in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans particularly addressing a setback from Dorchester Avenue be submitted to the Authority for design review approval; that all work be performed within structure; that all vehicles be confined to the lot; and that there be no parking on Silver Street or Dorchester Avenue. Petition legalizes occupancy on allowed use.



Z-8292 9 SILVER ST. SOUTH BOSTON

Hearing: 2/18/86 Z-8294
Stanhope Garage, Inc.
101 Kilbarnock street
Boston

Site: Parking lot

District(s): Apartment (H-2)

Purpose: Continue use of 18-car parking lot for fee.

Violation(s): Parking lot is forbidden use.
At variance with previous Board of Appeal decision.

VOTED: In reference to petition Z-8294, Stanhope Garage, Inc., 101 Kilbarnock Street, Boston, for forbidden use and variance to continue use of 18-car parking lot for fee in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that use be limited to fifteen cars exclusively for residential parking; that spaces be leased on a monthly basis to West Fenway residents; and that fence completely enclose lot. Irregularly shaped lot will not accommodate eighteen cars. Ballgame parking tends to overcrowd premises. Cars currently jump curb when blocked due to overcrowded conditions.

Z-8294

101 KILMARNOCK ST. BOSTON



Board of Appeal Referrals

2/12/86

Hearing: 2/18/86 Z-8296-8297
Donald Corey, Trustee
63-69 Northampton Street &
691-697R Massachusetts Avenue
Boston

Site: Parking lot

District(s): Apartment (H-2)

Purpose: Continue use of 48-car parking lot for fee.

Violation(s): Parking lot is forbidden use.

At variance with previous Board of Appeal decision.

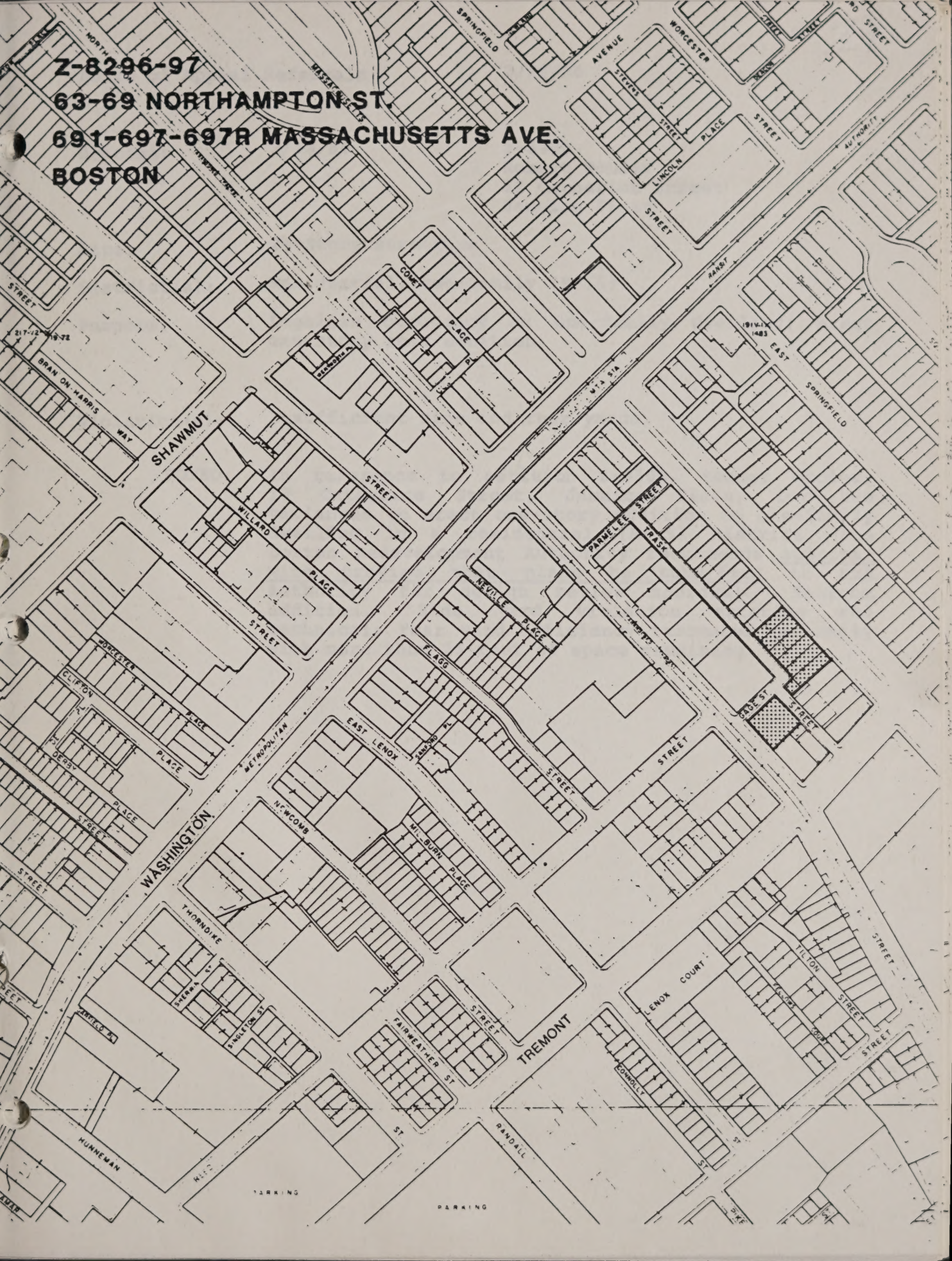
VOTED: In reference to petitions Z-8296-8297, Donald Corey, Trustee, 63-69 Northampton Street & 691-697R Massachusetts Avenue, Boston, for two forbidden uses and two variances to continue use of 48-car parking lot for fee in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval only with the following provisos: that capacity not exceed 48 cars; that use terminate on December 31, 1987; that lot be maintained free of debris at all times; that appellant provide accommodations to neighborhood residents allowing them to park their cars for a monthly rate different from rate charged to those using lot commercially. In 1984, Board of Appeal with Authority concurrence granted use until December 31, 1985.

Z-8296-97

63-69 NORTHAMPTON ST.

691-697-697R MASSACHUSETTS AVE.

BOSTON



Board of Appeal Referrals

2/12/86

Hearing: 2/18/86

Z-8300
Robert Wooler
12 Catherine Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as one-family dwelling; erect one-story rear addition.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-8300, Robert Wooler, 12 Catherine Street, Jamaica Plain, for two variances to erect one-story addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Sunroom addition. Side yard violation existing and technical; rear yard deficiency increased minimally with more than 25 feet of space remaining.



Z-8300 12 CATHERINE ST. JAMAICA PLAIN

Hearing: 2/18/86 Z-8306
Sophie Winsor
207 Cummins Highway
Roslindale

Site: 2½-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area.

VOTED: In reference to petition Z-8306, Sophie Winsor, 207 Cummins Highway, Roslindale, for forbidden use and variance for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Existing condition. Former parish house for nearby Sacred Heart Church. Use compatible with residential area.



Z-8306 207 CUMMINS HWY ROSLINDALE

CANTERBURY

ROAD

STREET

STREET

NEW YORK

CANTERBURY

NEW HAVEN

MARTFORD

ROWE

STREET

DELORE CIR

ADA

SEYMOUR

CORNALUBA

STREET

PARKING

PARKING

PARKING

JOHN WOOD

JOHN WOOD

JOHN WOOD

HIGHWAY

BROWN

ALLEN

JOHN WOOD

JOHN WOOD

JOHN WOOD

JOHN WOOD

SHANAHAN

ST.

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PROVIDENCE

DIVISION

RAILROAD

AVENUE

Hearing: 2/18/86 Z-8307-8308
Donna Orlando
36-38 Vaughan Avenue
Dorchester

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Subdivide; legalize occupancies of two one-family dwellings.

Violation(s): Insufficient lot area, width and frontage.

VOTED: In reference to petitions Z-8307-8308, Donna Orlando, 36-38 Vaughan Avenue, Dorchester, for eight variances to subdivide and legalize occupancies for two one-family dwellings in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of facade treatment be submitted to the Authority for design review approval. No record of legal occupancies. Duplex structure. Subdivision will allow sale to owner occupants.

Z-8307-08

36-38 VAUGHAN AVE.

DORCHESTER



Board of Appeal Referrals

2/12/86

32

Hearing: 2/18/86 Z-8312
Mee You Yee
36-38 Undine Road
Brighton

Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Replace side porches of two-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-8312, Mee You Yee, 36-38 Undine Road, Brighton, for variance to replace side porches of two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. Replacement of deteriorated porches.

GALLAGHER

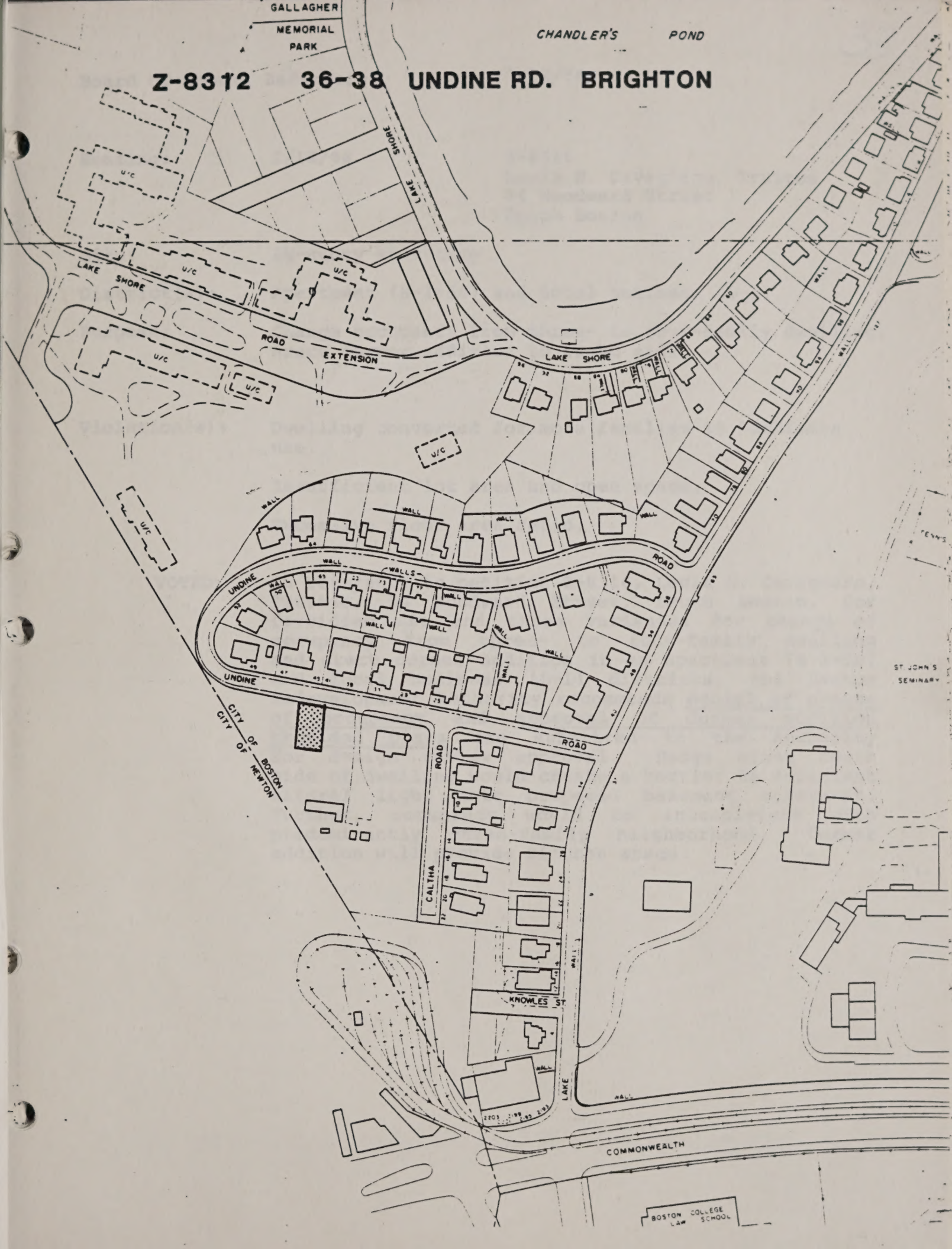
MEMORIAL
PARK

CHANDLER'S POND

Z-8312

36-38

UNDINE RD. BRIGHTON



Hearing: 2/18/86 Z-8316
Louis N. Cavagnaro, Trustee
54 Woodward Street
South Boston

Site: 2½-story structure

District(s): Apartment (H-1-50) and Local business (L-1)

Purpose: Change occupancy from three- to four-family dwelling;
erect dormer addition to right side.

Violation(s): Dwelling converted for more families is forbidden
use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8316, Louis N. Cavagnaro, Trustee, 54 Woodward Street, South Boston, for forbidden use and three variances for change of occupancy from three- to four-family dwelling and erect dormer addition in an apartment (H-1-50) and local business (L-1) districts, the Boston Redevelopment Authority recommends denial of change of occupancy and approval of dormer addition provided plans are submitted to the Authority for design review approval. Hedge along north side of dwelling would create a barrier to sufficient natural light into proposed basement apartment. Further, occupancy would be inconsistent with predominantly three-family neighborhood. Dormer addition will provide kitchen space.



Z-8316

54 WOODWARD ST.

SOUTH BOSTON

Hearing: 2/18/86 Z-8322
Richard A. Dimino
5 Moore Street
East Boston

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Dwelling converted for more families is conditional use.

Insufficient lot area and rear yard.

VOTED: In reference to petition Z-8332, Richard A. Dimino, 5 Moore Street, East Boston, for conditional use and two variances to legalize occupancy for three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. No record of legal occupancy. Three-family dwelling compatible with residential neighborhood.

5 MOORE ST. EAST BOSTON

NAVAL

FUEL AN

RIVER

BULKHEAD

Boston

374C

ADDISON

WORDSWORTH

BYRON

MOORE

CHEVERUS SCHOOL

STREET

CHAUCE

CUA

SARATOGA

ST. MARYS

ST
-CONVENT

PLAYGROUND

BENNINGTON

ST MARYS CHURCH, MARYS

MAU

(145)

BARON

ST JOHNS C SAVID
HIGH SCHOOL

HORACE

Board of Appeal Referrals

2/12/86

Hearing: 2/18/86 Z-8327
Arthur E. Donnelly
30 Mt. Vernon Street
Dorchester

Site: Three-story structure

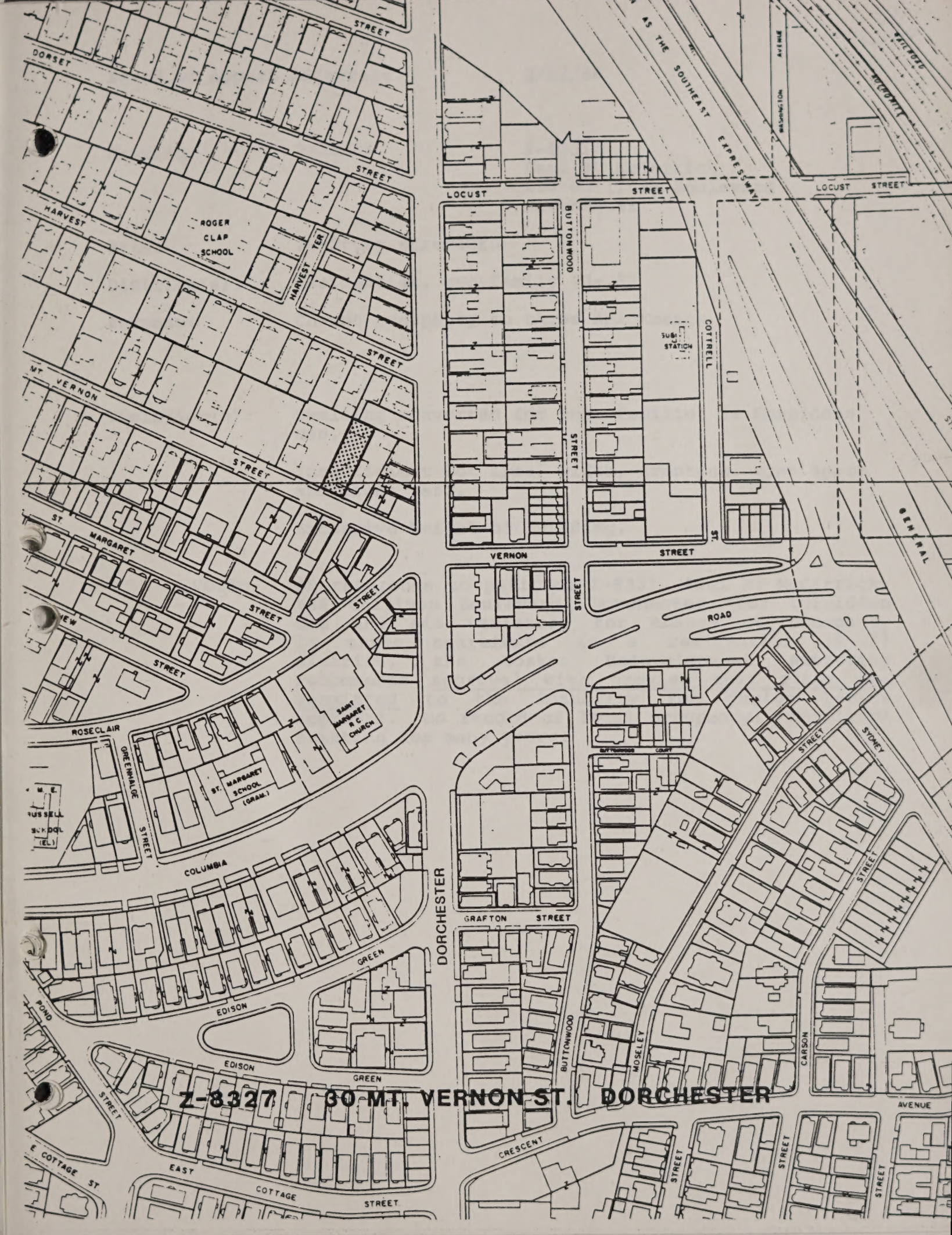
District(s): Apartment (H-1-50)

Purpose: Change occupancy to two-family dwelling.

Violation(s): Dwelling converted for more families is conditional use.

Insufficient lot area.

VOTED: In reference to petition Z-8327, Arthur E. Donnelly, 30 Mt. Vernon Street, Dorchester, for conditional use and variance for change of occupancy to two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans for any exterior changes be submitted to the Authority for design review approval. No record of legal occupancy. Two-family dwelling compatible with multifamily residential neighborhood.



Z-8327 30 MT. VERNON ST. DORCHESTER

Board of Appeal Referrals

2/12/86

Hearing: 2/18/86 Z-8331
Paul B. McCarrick
436 Gallivan Boulevard
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy to three apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, width, frontage, open space and front yard.

Excessive height of building.

VOTED: In reference to petition Z-8331, Paul B. McCarrick, 436 Gallivan Boulevard, Dorchester, for forbidden use and six variances for change of occupancy to three apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. No record of legal occupancy. Condition existing for many years.



Z-8331 436 GALLIVAN BLVD. DORCHESTER

CEDAR

GROVE

CEMETERY

Board of Appeal Referrals

2/12/86

Hearing: 2/18/86 Z-8335
Greater Boston YMCA
1137 River Street
Hyde Park

Site: Two-story structure

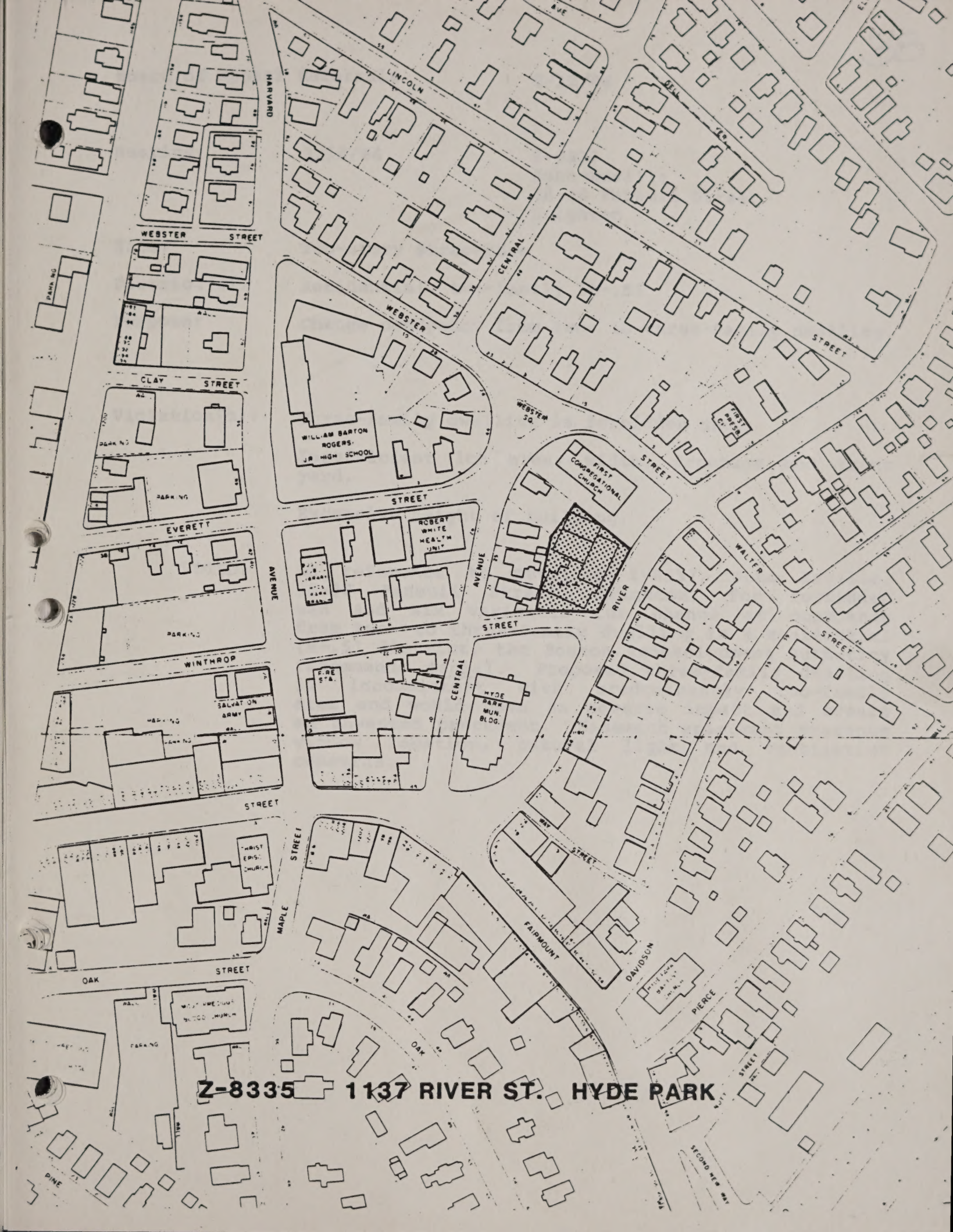
District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from private club, adult education center, community center, prevocational training school and day care center (16 children) to private club, adult education and community centers and day care center (142 children).

Violation(s): Day care center is forbidden use.

Extension of nonconforming use.

VOTED: In reference to petition Z-8335, Greater Boston YMCA, 1137 River Street, Hyde Park, for forbidden use, extension of nonconforming use for change of occupancy from private club, adult education and community centers, prevocational training school, day care center (16 children) to private club, adult education and community centers and day care center (142 children) in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Appellant would establish day care center on second floor of structure. Current plans would provide off-street parking at nearby site.



Z-8335 1137 RIVER ST. HYDE PARK

Board of Appeal Referrals

2/12/86

Hearing: 2/18/86 Z-8337
John Keville
28-30 Faneuil Street
Brighton

Site: Two-story structure

District(s): Residential, two-family (R-.5)

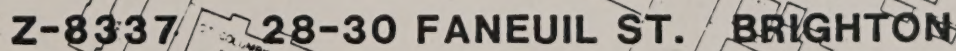
Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, frontage and front yard.

Excessive height of building.

VOTED: In reference to petition Z-8337, John Keville, 28-30 Faneuil Street, Brighton, for forbidden use and six variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposed three-family dwelling is inconsistent with predominantly two-family area and would have an adverse impact and create an unwanted precedent. Basement apartment presents window location, natural light and ventilation concerns.



Board of Appeal Referrals

2/12/86

Hearing: 2/18/86

Z-8341
Nicola R. DiLibero
71 Lubec Street
East Boston

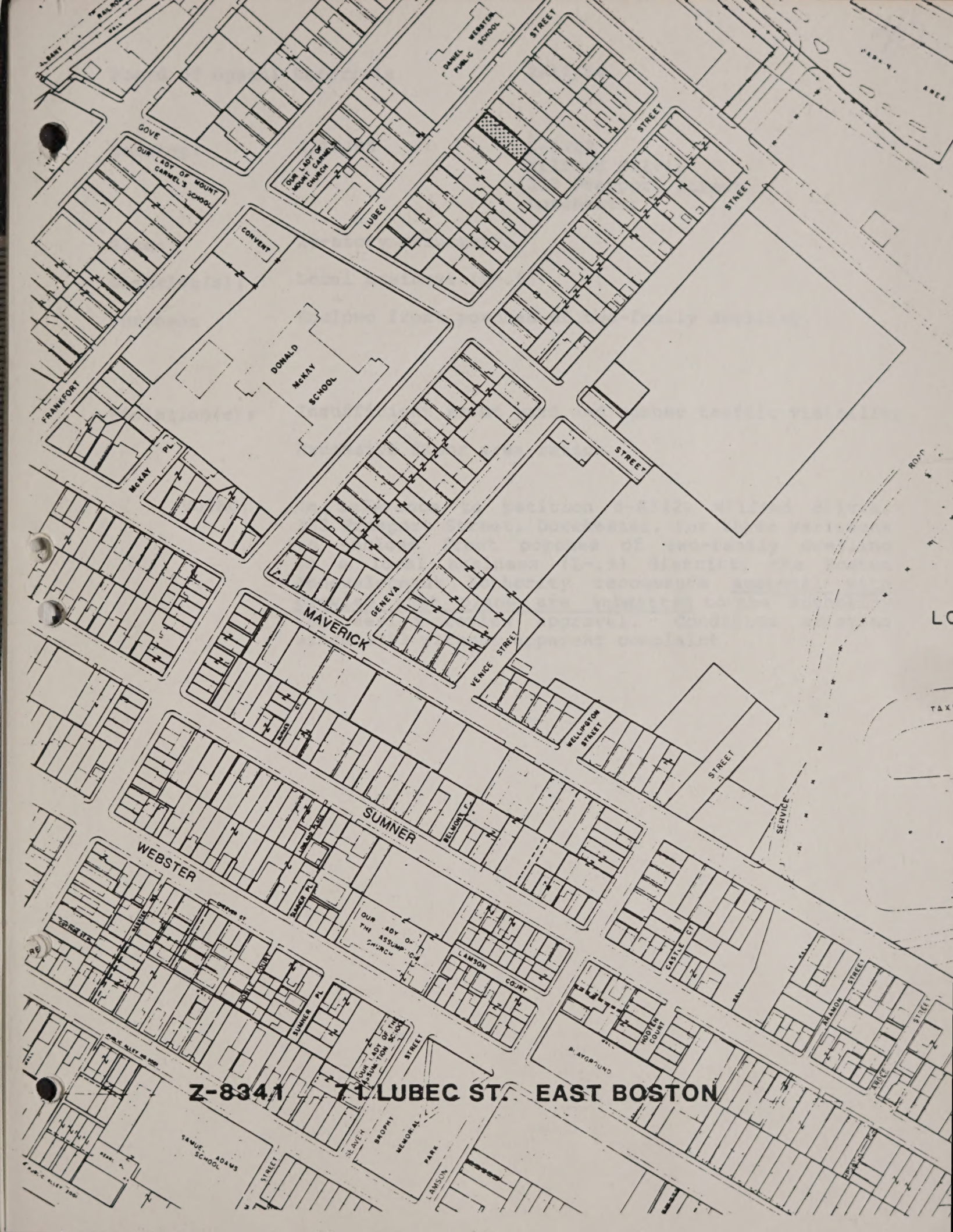
Site: Three-story structure

District(s): Apartment (H-1-40)

Purpose: Erect one-story rear addition to six-unit apartment structure.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-8341, Nicola R. DiLibero, 71 Lubec Street, East Boston, for variance to erect one-story rear addition to six-unit apartment structure in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. Sunroom addition to first floor apartment. Addition is not obtrusive and enhances rear of structure.



Z-8341 71 LUBEC ST. EAST BOSTON

Hearing: 2/18/86

2/0
Z-8342
Wilfred Silvia
333 Freeport Street
Dorchester

Site: 2½-story structure

District(s): Local business (L-.5)

Purpose: Enclose front porches of two-family dwelling.

Violation(s): Insufficient front yard and corner traffic visibility.
Excessive floor area ratio.

VOTED: In reference to petition Z-8342, Wilfred Silvia, 333 Freeport Street, Dorchester, for three variances to enclose front porches of two-family dwelling in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. Condition existing since 1983 without apparent complaint.



Z-8342

333 FREEPORT ST. DORCHESTER

Board of Appeal Referrals

2/12/86

Hearing: 2/18/86 Z-8356 & 8413
Gerard Hayes
22-22R Lincoln Street
Hyde Park

Site: 2½- and 1½-story structure

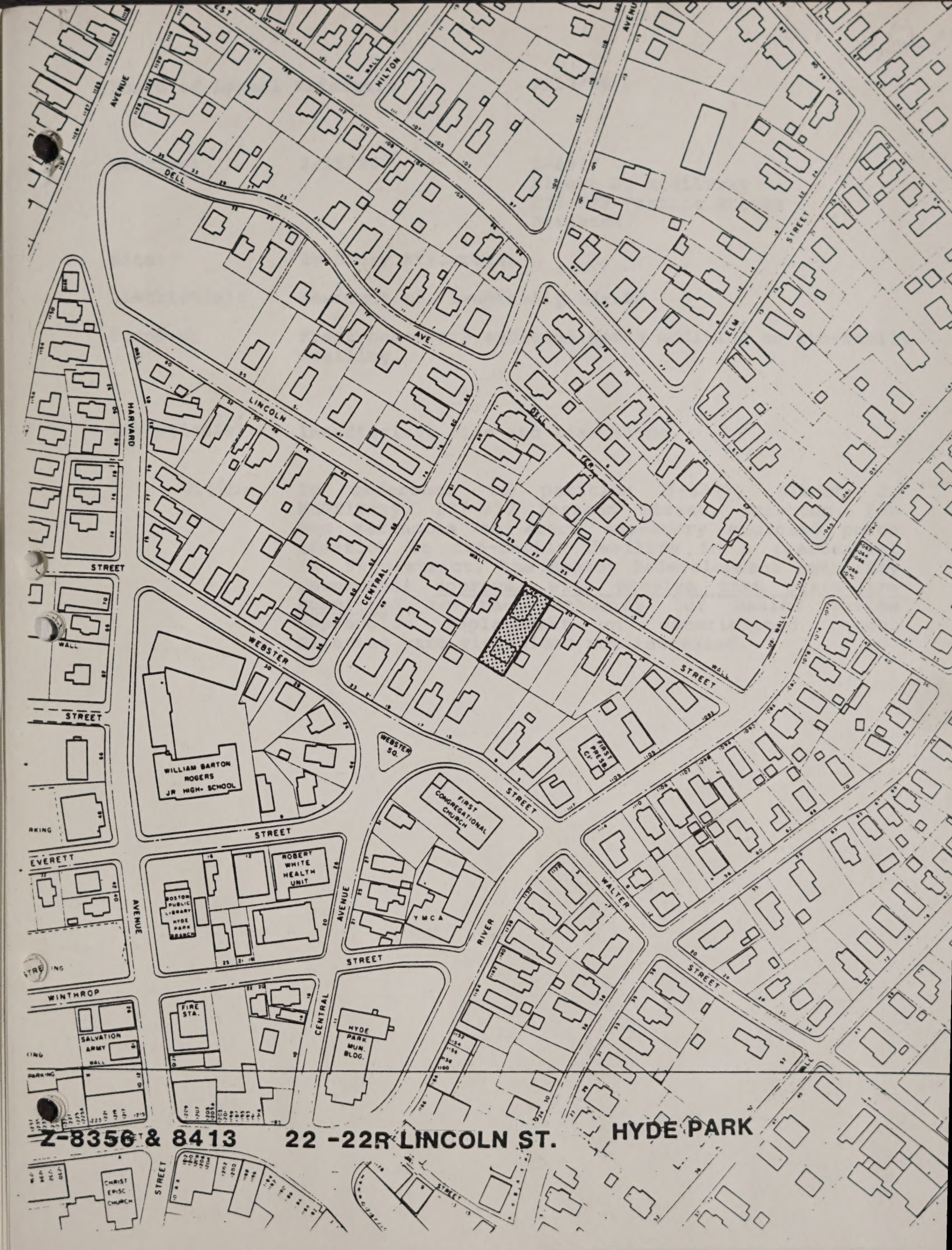
District(s): Residential, two-family (R-.5)

Purpose: Subdivide.

Violation(s): Insufficient lot area, width, frontage, open space,
front, side and rear yards.

Excessive floor area ratio.

VOTED: In reference to petitions Z-8356 & 8413, Gerard Hayes, 22-22R Lincoln Street, Hyde Park, for eight variances to subdivide in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Subdivision of two-family dwelling from rear one-family dwelling. No work to be performed. Dwellings consistent with residential neighborhood.



Z-8356 & 8413

22 -22R LINCOLN ST.

HYDE PARK

Board of Appeal Referrals

2/12/86

Hearing: 2/18/86

Z-8377
Albert J. McGilvray
237-239 Parsons Street
Brighton

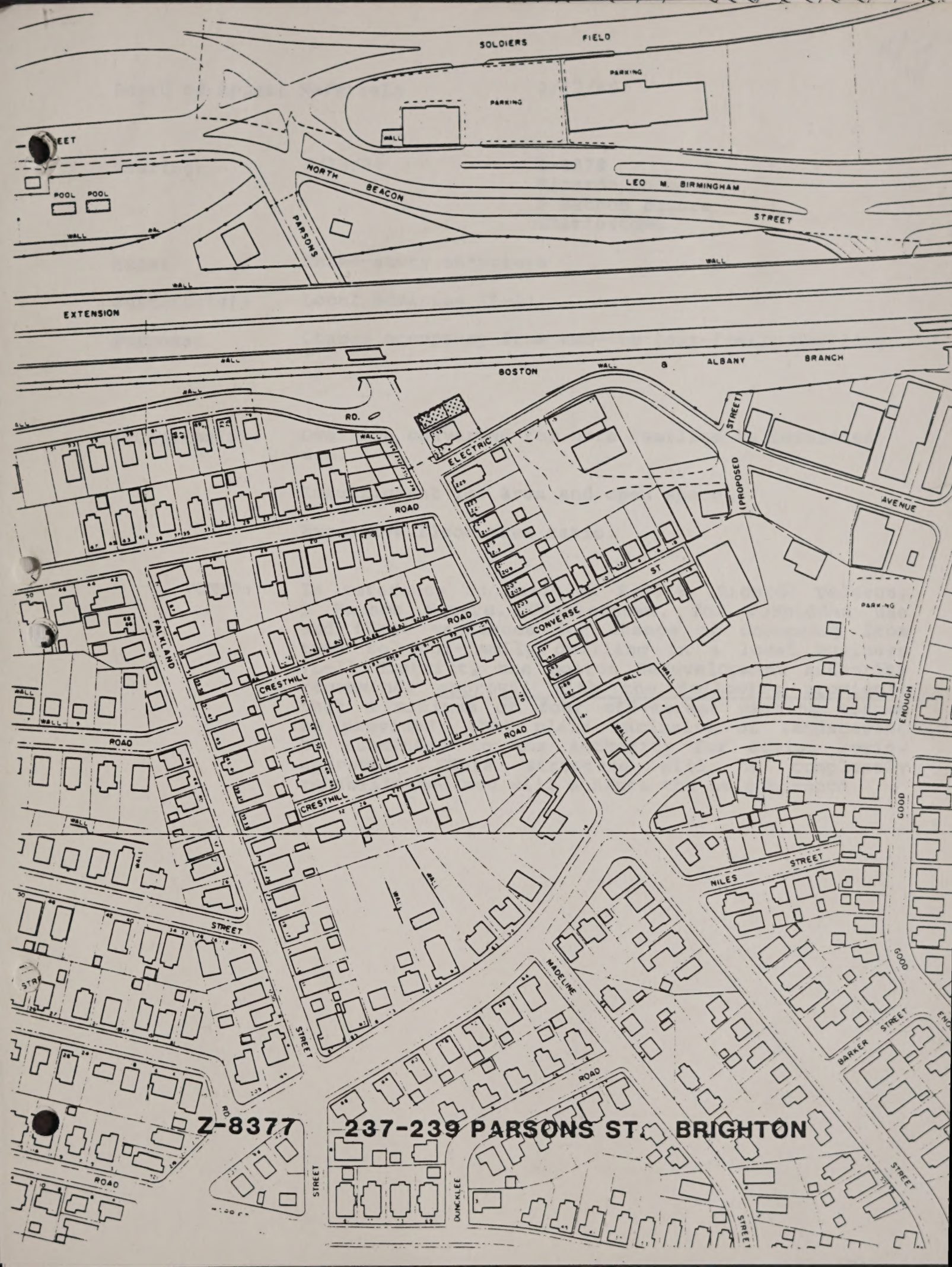
Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect one-story enclosed porch addition to two-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-8377, Albert J. McGilvray, 237-239 Parsons Street, Brighton, for two variances to erect one-story enclosed porch addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. Replacement of deteriorated porch. Existing yard violations not increased.



SOLDIERS FIELD

PARKING

PARKING

LEO M. BIRMINGHAM

NORTH BEACON

PARSONS

STREET

EXTENSION

BOSTON

ALBANY

BRANCH

ELECTRIC

ROAD

ROAD

CONVERSE

ST

AVENUE

PARKING

ENOUGH

GOOD

GOOD

STREET

STREET

STREET

STREET

NILES

BARKER

MADEIRA

ROAD

DUNKLEE

STREET

Z-8377

237-239 PARSONS ST. BRIGHTON

Hearing: 2/18/86

Z-8378
Ricardo DeJesus
5 Hathon Square
Charlestown

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from two- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-8378, Ricardo DeJesus, 5 Hathon Square, Charlestown, for forbidden use and three variances for change of occupancy from two- to four-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that a minimum of four off-street parking spaces be provided; that plans inclusive of landscaping be submitted to the Authority for design review approval. This structure will be completely rehabilitated and will enhance the neighborhood.



PHIPPS STREET
CEMETERY

FREDERICK O. EMMONS
PLAYGROUND

Z-8378

5 HATHON SQ.

CHARLESTOWN

Board of Appeal Referrals

2/12/86

44

Hearing: 2/25/86 Z-8394
Dennis Queally
32 St. Mark's Road
Dorchester

Site: 4,008 square feet of vacant land

District(s): Residential, three-family (R-.8)

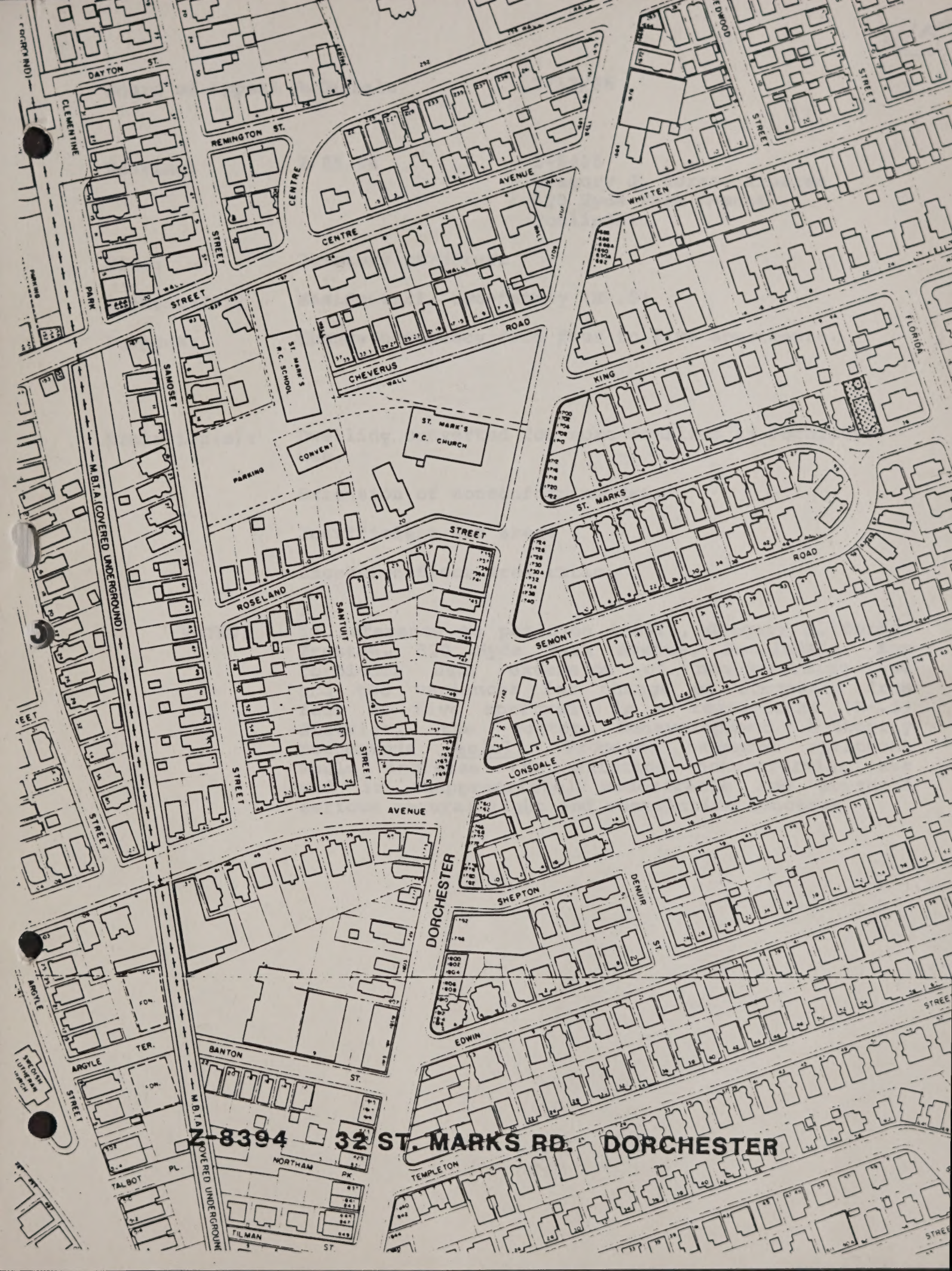
Purpose: Erect three-family dwelling.

Violation(s): Off-street parking not allowed in required front yard nor withing five feet of side lot line.

Insufficient lot area, width, frontage, side and rear yards, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-8394, Dennis Queally, 32 St. Mark's Road, Dorchester, for nine variances to erect a three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans are submitted to the Authority for design review approval. Three-unit condominium consistent with residential area. Housing is a much needed commodity in the neighborhood and the City.



Z-8394

32 ST. MARKS RD. DORCHESTER

Board of Appeal Referrals

2/12/86

Hearing: 2/25/86 Z-8415
Gregory J. Coras, Trustee
520 Hyde Park Avenue
Roslindale

Site: 2½-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from four to five apartments.

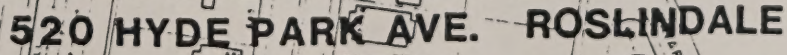
Violation(s): Dwelling converted for more families is forbidden use.

Extension of nonconforming use.

Insufficient lot area.

Excessive floor area ratio.

VOTED: In reference to petition Z-8415, Gregory J. Coras, Trustee, 520 Hyde Park Avenue, Roslindale, for forbidden use, extension of nonconforming use and two variances for change of occupancy from four to five apartment in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposed basement apartment would increase the existing nonconforming use and is inappropriate, undesirable and presents serious natural light and ventilation concerns.



Board of Appeal Referrals

2/12/86

Hearing: 2/25/86 Z-8219
Horace H. Irvine
20 Louisburg Square
Boston

Site: 3½-Story structure

District(s): Apartment (H-2-65)

Purpose: Change occupancy from two- to one-family dwelling;
raise rear roof.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-8219, Horace H. Irvine, 20 Louisburg Square, Boston, for variance for change of occupancy from two- to one-family dwelling and raise rear roof in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval with the following proviso: that there be no toolshed and greenhouse; that plans be submitted to the Authority for design review approval. Structure will undergo extensive renovation. Appellant has met with abutters and Beacon Hill Civic Association which has indicated no opposition to plans exclusive of toolshed and greenhouse.



Z-8219

20 LOUISBURG SQ. BOSTON

Board of Appeal Referrals

2/12/86

Hearing: 2/25/86 Z-8384
Betsy Weaver
43 Prince Street
Jamaica Plain

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from two-family dwelling to two-family dwelling and accessory office.

Violation(s): Accessory office is conditional use.

VOTED: In reference to petition Z-8394, Betsy Weaver, 43 Prince Street, Jamaica Plain, for conditional use for change of occupancy from two-family dwelling to two-family dwelling and accessory office in a single-family (S-.5) district, the Boston Redevelopment Authority recommends deferral until appellant meets with abutters and neighborhood association to address the following concerns: operation, hours, deliveries, employees and length of use.